

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/24 Rooney Street Maidstone VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Maidstone

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12/24 Rooney Street Maidstone VIC 3012	\$295,000	04-Feb-20
19/101 Ballarat Road Maidstone VIC 3012	\$337,500	13-Feb-20
3/251 Ballarat Road Braybrook VIC 3019	\$326,000	18-Sep-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 February 2020



**12/24 Rooney Street Maidstone VIC 3012** Sold Price **\$295,000** Sold Date **04-Feb-20**

2 1 1

Distance -



**19/101 Ballarat Road Maidstone VIC 3012** Sold Price **\$337,500<sup>UN</sup>** Sold Date **13-Feb-20**

2 1 1

Distance **0.7km**



**3/251 Ballarat Road Braybrook VIC 3019** Sold Price **\$326,000** Sold Date **18-Sep-19**

2 1 2

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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